

Contact: Darla Heller darla.heller@okstate.edu

## www.wagonercountydevelopment.com

# **Proposed Site:**

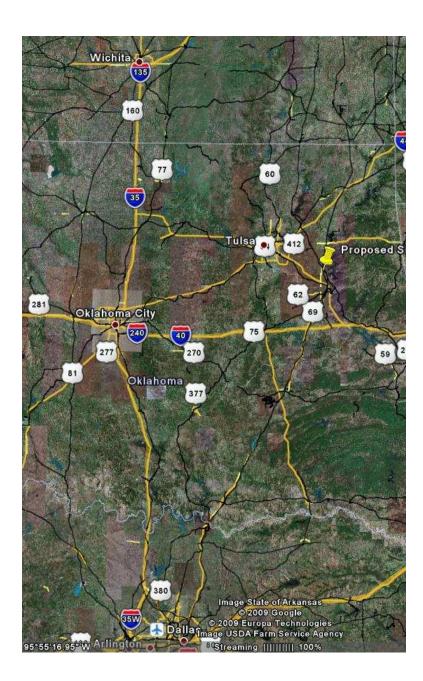
The Wagoner Industrial Development Authority recently purchased the 67 acres highlighted below. An additional 150 acres could be acquired as well. The property is currently zoned agriculture; yet the facility to the east is zoned Heavy Industrial. Early estimates indicate heavy zoning can be obtained due to the lack of housing in the area. The Authority would consider building the initial facility for the client and sell through a traditional mortgage or through a negotiated lease purchase the facility to the client. This could be accomplished via an Industrial Revenue Bond or conventional loan.

The proposed site is located in a census tract that qualifies for New Market Tax Credits available through the Cherokee Nation. The WIDA would consider incentives based on job creation. The proposed site also is located in an Enterprise Zone.

Wagoner is located 30 minutes from Tulsa at the intersection of State Highway 51 and US 69. All highways are divided four-lane. The yellow marker locates the Proposed Site. The Site is located on SW 15 Street minutes from US 69. A Union Pacific main line rail runs ½ mile along the proposed site. The line provides access to the Port of Muskogee.



The Proposed Site located is close proximity to state and interstate highways.



# Site Profile - Wagoner Site

Wagoner is located 30 minutes east of Tulsa, located on State Hwy 51. A workforce of 945,382 is within 75 miles. FTZ is 15 miles away at the Port of Muskogee.

## **Site Details**

Current Zoning Agriculture / Rezoning with the Wagoner City/County Planning Commission is

obtainable

Current Surrounding Land Agriculture / Heavy Industrial

**Transportation** 

Regional Airport Tulsa International Airport # of Carriers 13 (6 commercial / 7 cargo)

Minutes to Airport 25 Air Freight Services Yes

Rail Type Union Pacific on Site

Miles to Highway 1 mile
Port of Muskogee (FTZ) 15 miles
Port 33 South 20 miles

#### **Education**

Colleges and Universities 8

Northeastern State Univeristy, Broken Arrow & Talequah

University of Tulsa

University of Oklahoma at Tulsa Oklahoma State University at Tulsa

Bacone College Tulsa Junior College Connors State College

Indian Capital Technology Center - Career Tech

## **Average Education Level for Wagoner County**

High school graduate: 40.64% some college: 20.49%

#### **Work Force**

Population within 75 miles 1,814,805 WorkForce with 75 miles 945,382

Closesest MSA Tulsa / Mukogee

Population within 30 min. 2,000,125

Pop., City of Wagoner 8,051 (2008 projection)

Average Household Income \$37,433 Per Capita Income \$16,090

Training Programs

Unemployment Rate

Mean Wage for Manufacturing

Indian Capital Technology Center
6.9% (Nov. 09) – Wagoner County
11.18 per hour for Tulsa MSA

Production Employees 43,900 % of Tulsa MSA Unionized Labor 5%

# Occupations and type of Employers:

Management, professional, and related occupations	30 %
Sales and office occupations	27 %
Service occupations	15 %

Production, transportation 14 %
Construction, extraction, maintenance 13 %.
Private wage and salary workers 83%
Federal, state, or local government workers 10%
Self-employed 7%

## **Utilities**

Electricity: City of Wagoner / Transmission Voltage Provided Through GRDA
Gas: Oklahoma Natural Gas Company (on site) / 6 Inch Line /In right-of-way

Water/Sewer: City of Wagoner / Main Water and Sewer Line on Site

Telecom: Windstream

## **Taxes**

Corporate & Personal Tax Rates

Oklahoma State Corporate/Income Tax 6%

Sales and Use Tax Rates

Wagoner County Use Tax 3% City of Wagoner Sales Tax 3% Wagoner County Sales Tax 1.3% Oklahoma State Sales Tax 4.5.%

**Inventory Tax Rates** 

Market Value X Millage (84.71) X 12%

Contact: Darla Heller

Wagoner County Economic Development Authority

918 486-4589 darla.heller@okstate.edu

# **Local Attractiveness**

The cost of living in Wagoner County is 21.56% below the national average. Wagoner County offers its residents an affordable place to live and amazing outdoor spaces to play. Lake Fort Gibson is located in Wagoner County, which provides citizens recreation in their back yard. Access to the arts and entertainment is easily accessible in the Tulsa Metro area. The four public schools in Wagoner County provide students with an exemplary education, with a strong emphasis on excellence while offering a wide variety of activities that smaller school systems allow.



# **Major Employers**

Blue Bell	300
City of Coweta	117
City of Wagoner	120
Contenital Industries	150
Coweta Public Schools	425
Hanover /EXTERRAN	225
Porter Schools	70
Unarco	400
Wagoner Community Hospital	208
Wagoner Public Schools	370
Wal-mart	500
Zee-Co	300

